

\$465,000 - 76 Sage Bluff Circle Nw, Calgary

MLS® #A2107794

\$465,000

2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

Welcome to this MODERN & SPACIOUS townhome with an ATTACHED TANDEM GARAGE with a DRIVEWAY in the sought-after neighborhood of Sage Hill. At over 1200 sqft, this home features 2 Primary Bedroom with ENSUITES. Take advantage of the LOW CONDO FEES of only \$215/Month. ABUNDANT NATURAL LIGHT throughout the day. The LARGE WINDOWS not only provide captivating views but also contribute to a bright and cheerful atmosphere. In addition to its interior beauty, this townhome offers a spacious LIVING ROOM and enough room for a DEN/OFFICE . THIS EXCEPTIONALLY WELL-MAINTAINED 2 STOREY HOME still FEELS BRAND NEW! This entire home has a ton of upgrades including the quartz countertops, stainless steel appliances, and fixtures throughout the home. The main floor has Luxury Vinyl Plank throughout, features an open concept kitchen and floor plan with plenty of living space and windows allowing for lots of natural light throughout. The upper level features an owner's suite with a walk-in closet and a four-piece ensuite bathroom. The second bedroom also features another three-piece ensuite bathroom and walk in closet. Upper level laundry room with a full size stacked washer and dryer. The location is key as it is just minutes away from schools and shopping. Quick exit to Stoney Trail and Shaganappi Trail. CALL NOW TO VIEW !!!

Built in 2018



Essential Information

MLS® #	A2107794
Price	\$465,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.01
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	76 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	3
Parking	Parking Pad, Quad or More Attached

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Landscaped, Underground Sprinklers,

	Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	February 28th, 2024
Days on Market	12
Zoning	M-1 d74
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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